

**AN ORDINANCE
BY COUNCILMEMBER ANNE FAUVER**

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE CITY OF ATLANTA 2004-2019 COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO DESIGNATE PROPERTY AT 1842 HOMESTEAD AVENUE AS SINGLE-FAMILY RESIDENTIAL, AND FOR OTHER PURPOSES.

**THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS
AS FOLLOWS:**

SECTION 1. That the 2004-2019 Comprehensive Development Plan (CDP) of the City of Atlanta, Georgia is hereby amended by changing the Land Use Element of said Plan so as to designate property at 1842 Homestead Avenue Atlanta, Ga. 30306 as Single-Family Residential, and for other purposes.

Said property is more specifically shown on the attached map, Exhibit 'A', which is hereby made a part of this ordinance.

SECTION 2. That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby waived to the extent of the conflict.

EXHIBIT "A"

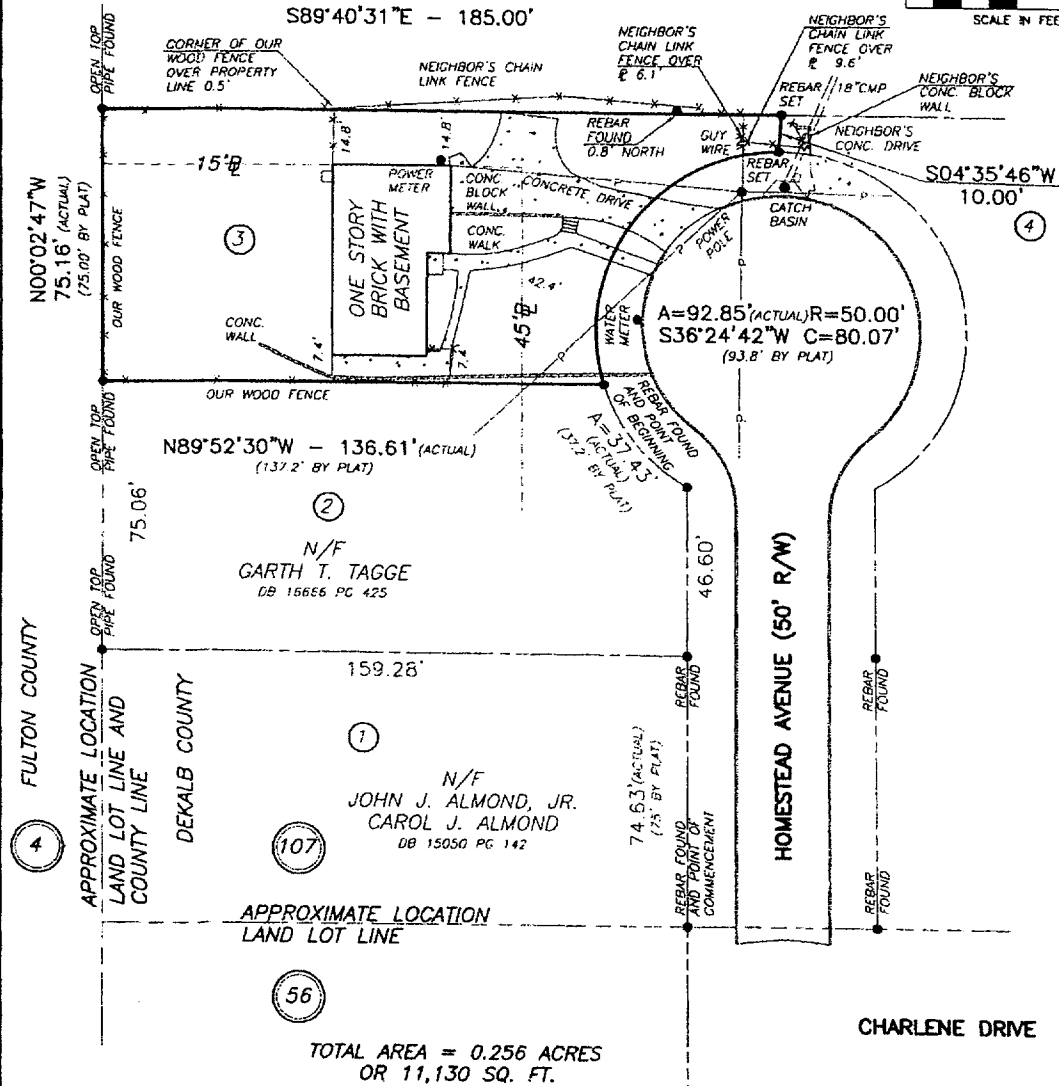
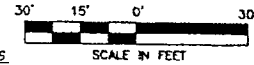
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 107, 18th District, Dekalb County, Georgia, being Lot 3, Subdivision of W. Kuniansky Property, according to plat recorded at plat book 26, page 125, Dekalb County records, which plat is hereby referred to and made a part of this description, being known as 1842 Homestead Avenue, according to the present system of numbering houses in Dekalb County, Georgia.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION THROUGHOUT GEORGIA (1-800-282-7411).
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
6. THIS PLAT NOT INTENDED FOR RECORDING.

MAGNETIC
N



TOTAL AREA = 0.256 ACRES
OR 11,130 SQ. FT.

1842 HOMESTEAD AVENUE
ATLANTA, GEORGIA

PENDLEY
SURVEYING

4833 South Cobb Drive, Suite 150
Smyrna, Georgia 30080 (404)-768-7520

This property (is not)
located in a Federal Flood
Area as indicated by F.I.R.M.
Official Flood Hazard Maps.

In my opinion this plat is a
correct representation of the
land platted.

Fences should not be placed
using side dimensions from house.



Eston Pendley
Georgia RLS #945
Member SAUSOG
JOB#224340

LEGEND

R/W	RIGHT OF WAY
S.S.E.	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
D.E.	DRAINAGE EASEMENT
CB	CATCH BASIN
OI	DROP INLET
WM	WATER METER
JB	JUNCTION BOX
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE
L.L.	LAND LOT LINE
R	PROPERTY LINE
C	CENTERLINE

PROPERTY OF
CINDY J. DAVIS

LOT 3
W. KUNIAISKY PROPERTY

LAND LOT 107
DISTRICT 18TH. SECTION
COUNTY DEKALB
GEORGIA

PLAT PREPARED: 6-9-07
FIELD: 6-6-07 SCALE: 1"=30'

PG 25
PG 125
DB 8844
PG 425